



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 805 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

NOTICE OF PUBLIC HEARING

The SOUTH END LANDMARK DISTRICT COMMISSION will hold a public hearing:

DATE: Wednesday, November 3, 2010
TIME: 5:30 P.M.
PLACE: BOSTON CITY HALL, ROOM 801

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Acts of 1975, as amended. Applications are available for public inspection during normal business hours at the office of the Environment Department. Sign language interpreters are available upon request.

Please ensure that all electronic devices are silenced prior to entering the hearing room.

After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

REPRESENTATIVES OF THE APPLICANT ARE REQUIRED TO ATTEND

SOUTH END LANDMARK DISTRICT COMMISSION

John Amodeo, John Freeman, Christie Gamp, Catherine Hunt, Diana Parcon
Alternate: Peter Sanborn

DESIGN REVIEW APPLICATIONS

5:30 – 5:45

Application: number 11.395 SE
Applicant:

177 Warren Avenue

Charles Rockwell, property owner: Repoint masonry, wash building and paint window molding, lintels and sills. Masonry lintels, sills and door surround are currently painted white.

5:45 – 6:00

Application: number 11.397 SE
Applicant:

50 Lawrence Street

Gary Wise, contractor: Replace 3 wood 2/2 windows with wood 2/2 windows. Also replace 1 window on side elevation (exempt from SELDC review). Remainder of front elevation has metal windows.

6:00 – 6:15

Application: number 11.406 SE
Applicant:

411 Massachusetts Avenue

Michael Whittaker, contractor: Replace 2 wood 2/2 windows facing Southwest Corridor Park, with 2/2 wood windows.

6:15 – 6:45

Application: number 10.1066 SE
Applicant:

263-265 Northampton Street

Fernando Domenech, architect: Modifications to exterior elevations of new construction building. Previous plans were approved by SELDC in May 2007.

(over)

DESIGN REVIEW APPLICATIONS

6:45 – 7:00

Application: number 11.424 SE

Applicant:

26 Wellington Street

Mike Reinders, property owner/condominium association trustee:

Remove rolled paper and aluminum surface from cone of the turret and replace with either square-cut gray synthetic slate, scalloped or square-cut asphalt shingles, or architectural shingles.

7:00 – 7:30

Application: number 11.425 SE

Applicant:

78 Rutland Street, Unit 1

Benjamin & Stephanie Wild, property owners; Thomas Trykowski,

architect: Remove existing rear deck, enclosed yard and parking area fencing. Build new rear addition and deck, abutting the public way of Rutland Green.

7:30 – 7:45

Application: number 11.426 SE

Applicant:

30 Appleton Street

Lawrence Govoni, property owner: Replace flat roof, replace roof hatch, remove and replace roof deck that is visible from a public way, remove satellite dishes that are visible from a public way.

7:45 – 8:00

Application: number 11.451 SE

Applicant:

8 Claremont Park

Pat McManus, coordinator: Install black cast iron fence along front area, with fence continuing as a railing on the stoop stringer, running up to the front door.

8:00 – 8:30

Application: number 10.1350 SE

Applicant:

60 East Springfield Street

Cindy Larson, architect: Continued review of project, involving corner details, storefront elevations and details, rooftop equipment and front door.

8:30

REVIEW OF ARCHITECTURAL VIOLATIONS

1 Lawrence Street: Installation of a roof condenser, visible from a public way, done without SELDC review. Painting of masonry lintels and sills on front elevation, done without SELDC review. (An application to repair the lintels and sills, along with other work, was reviewed by SELDC in September 2009 but did not indicate that they would be painted.)

9:00

ADMINISTRATIVE REVIEW

In order to expedite the review process, the Commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to the staff pending ratification at its monthly public hearing. The following applications have been identified as being eligible for such approval.

► Applicants listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, please present this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send a facsimile of your building-permit application to the Environment Department. Upon its receipt Commission staff will sign off on the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

PLEASE NOTE that no further correspondence will be issued for the applications listed below: the building-permit application as annotated by Commission staff will constitute your Certificate of Appropriateness.

If you have any questions not addressed by the above information, please consult the staff at the telephone number listed below. Thank you.

11.330 SE: 140 Worcester Street: Repair freestanding brick wall that separates the rear yard of 140 Worcester Street from the Worcester Street Garden.

11.333 SE: 532 Massachusetts Avenue: Repaint the front stoop with paint color Benjamin Moore HC-69.

11.378 SE: 39 Worcester Square: Erecting staging and nailing a loose soffit into place, as a temporary measure until an application is submitted for repair work.

11.384 SE: 524 Massachusetts Avenue: Repoint masonry and apply waterproofing that will not change color or texture of the masonry.

11.392 SE: 539 Tremont Street (BCA Cyclorama and TEB buildings): Repoint masonry, make limited repairs to brownstone bands, apply sealant.

11.393 SE: 30 Appleton Street: Replace missing fascia board at crest of mansard and paint to match color of existing trim.

11.394 SE: 66 Clarendon Street, Unit 2: Replace 3 aluminum 6/6 windows with aluminum clad wood 2/2 windows. Replace 3 aluminum windows at rear (exempt from SELDC review).

11.396 SE: 610 Tremont Street: Repoint masonry, reroof and reflash oriel window in kind.

11.409 SE: 235 Northampton Street: Replace slate roof, copper ridge and copper flashing in kind.

11.414 SE: 425 Massachusetts Avenue: Repoint masonry.

11.416 SE: 39 Worcester Square: Repoint masonry. Replace slate roof, copper gutter and copper flashing in kind. Install rubber roof and copper drip edge.

11.421 SE: 27 Union Park: Replace asphalt shingles, replace rubber roofs, replace copper gutter and downspouts in kind. Remove and replace roof deck, not visible from a public way.

11.427 SE: 269 Shawmut Avenue: Replace 20 aluminum 2/2 windows with wood 2/2 windows.

11.429 SE: 173 Warren Avenue: Replace 9 aluminum 6/6 windows, 4 1/1 wood windows and 2 wood 6/6 windows with wood windows. All replacement wood windows will be 2/2 except for the narrow flanking windows in the bays, which will be 1/1.

11.430 SE: 54 Gray Street: Replace 7 6/6 aluminum windows with 2/2 wood windows, sand and repaint front door and entry. Rebuild existing roof deck in same footprint, not visible from street.

11.432 SE: 24 Upton Street, Unit #4: Replace three 2/2 wood windows dating from the 1980s with new 2/2 wood windows and mesh half screens. Remove aluminum storm windows. Replace 2 similar windows on rear elevation (exempt from SELDC review).

11.433 SE: 608 Tremont Street: Replace asphalt shingles on mansard, repair 3 chimneys in kind, replace flat roof, repair cornice in kind, retaining brackets and other trim. Any rotted brackets or other trim will be replicated. Replace gutter in kind. Replace deck boards and joists of existing roof deck. Previous repairs to this deck were approved by SELDC in 1996.

PROJECTED ADJOURNMENT: 9:15 P.M.

Date posted: October 22, 2010

cc: Mayor, Inspectional Services Department, City Clerk, Boston Redevelopment Authority, Applicants, District City Councilors, Neighborhood Services, Property Owners, Law Department, Abutters (from most recent tax list)

For additional information, please contact South End Landmark District Commission staff at 617-635-3850.